

071.0

Map

0002

Block

0023.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,695,400 / 1,695,400

USE VALUE: 1,695,400 / 1,695,400

ASSESSED: 1,695,400 / 1,695,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRANCHI ALBERT V/SUSAN M	
Owner 2:		
Owner 3:		
Street 1:	87 BEVERLY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Own Occ: Y
	Type:	

PREVIOUS OWNER

Owner 1:	FRANCHI ALBERT V -	
Owner 2:	-	
Street 1:	87 BEVERLY ROAD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains 16,345 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1954, having primarily Texture 111 Exterior and 4196 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16345		Sq. Ft.	Site		0	70.	0.84	4			View	50					955,869						955,900	

EXTERIOR INFORMATION

Type:	9	- Contemporary
Sty Ht:	2	- 2 Story
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	19	- Texture 111
Sec Wall:		%
Roof Struct:	4	- Flat
Roof Cover:	4	- Tar & Gravel
Color:	NATURAL	
View / Desir:		

GENERAL INFORMATION

Grade:	B	- Good
Year Blt:	1954	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G6	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	40 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall:		% Sprinkled:	

MOBILE HOME

SPEC FEATURES/YARD ITEMS

SPECIAL FEATURES AND ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1960	24.47	T	40	101			3,900			3,900
A2	WOOD SHD	D	Y	1	4X8	A	AV	1990	12.25	T	23.2	101			300			300
22	Wood Deck	A	Y	1	14X20	A	AV	1990	9.57	T	23.2	101			2,100			2,100